

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1354 N Monroe Dr

Xenia , OH 45385

Exclusively Represented By:

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OFFICE SPACE FOR SALE

1354 N Monroe Dr

Xenia , OH 45385

FOR SALE

Executive Summary



Offering Summary

Price	\$375,000
Lease Rate	\$10 PSF
GSF	7,200 SF
# of Floors	1
Site Size	0.57 Acres
Year Built	1968

Property Overview

Medical/Professional Office Opportunity North Side of Xenia. Located near numerous professional uses including, orthodontic, podiatry, dental, and Greene Memorial Hospital/Kettering Health Network. Location features a split configuration sharing a common lobby and full kitchen/break room in basement. Additionally, with this split, each side includes very nice private basement area for storage, etc. Give us a call and let's see if it's a fit.

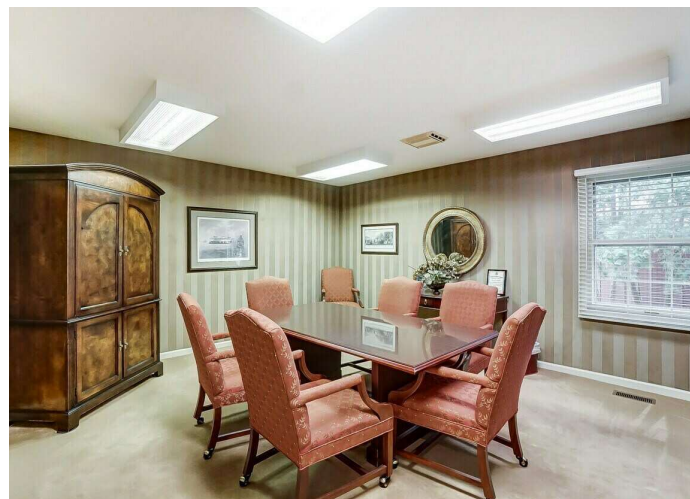
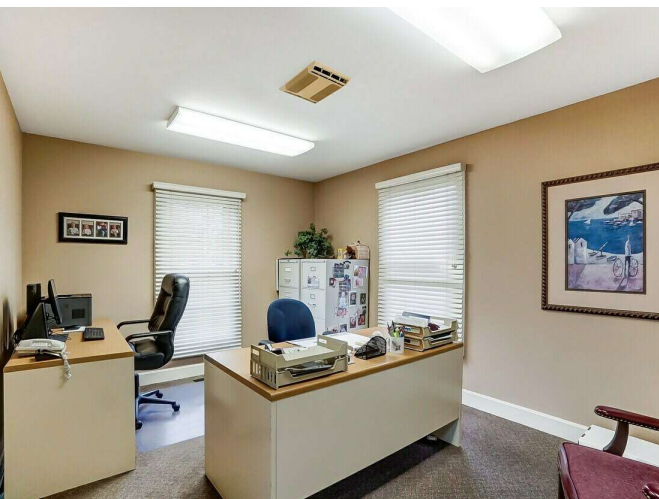
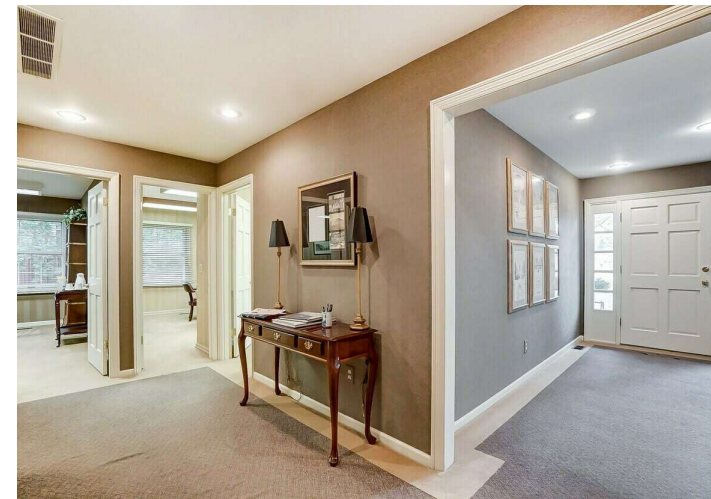
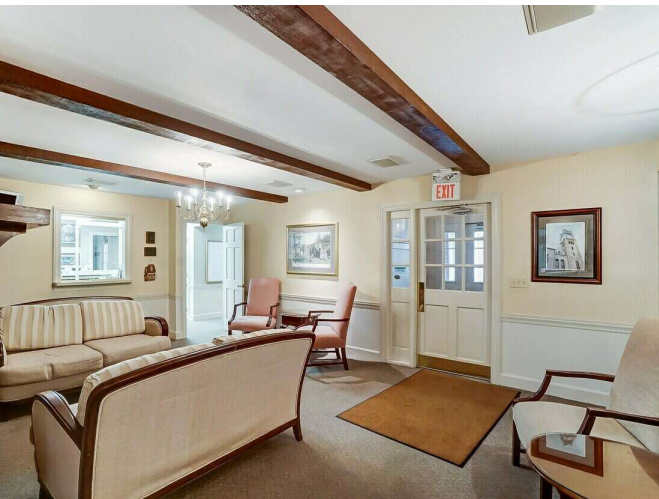


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Additional Photos



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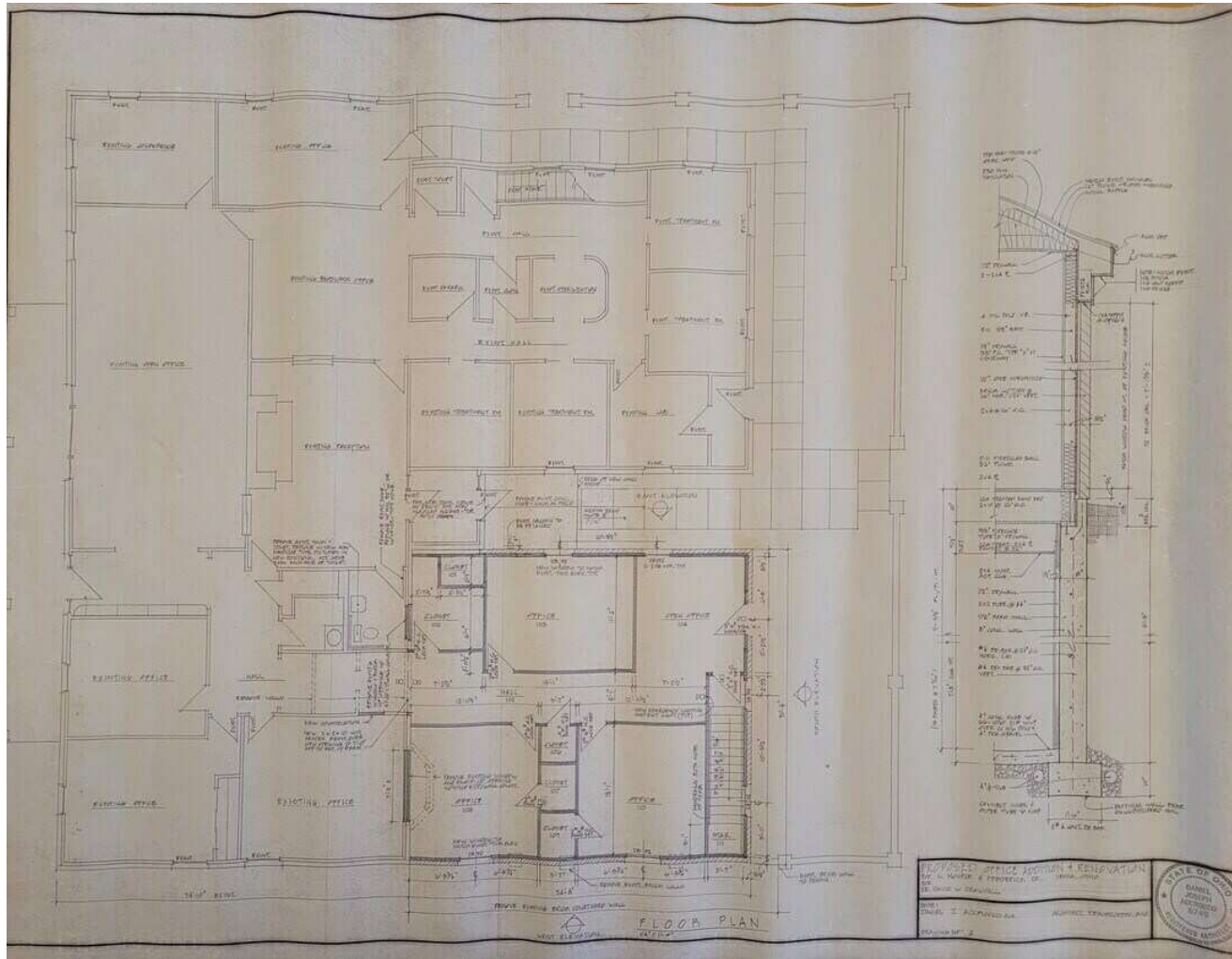
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Location Map



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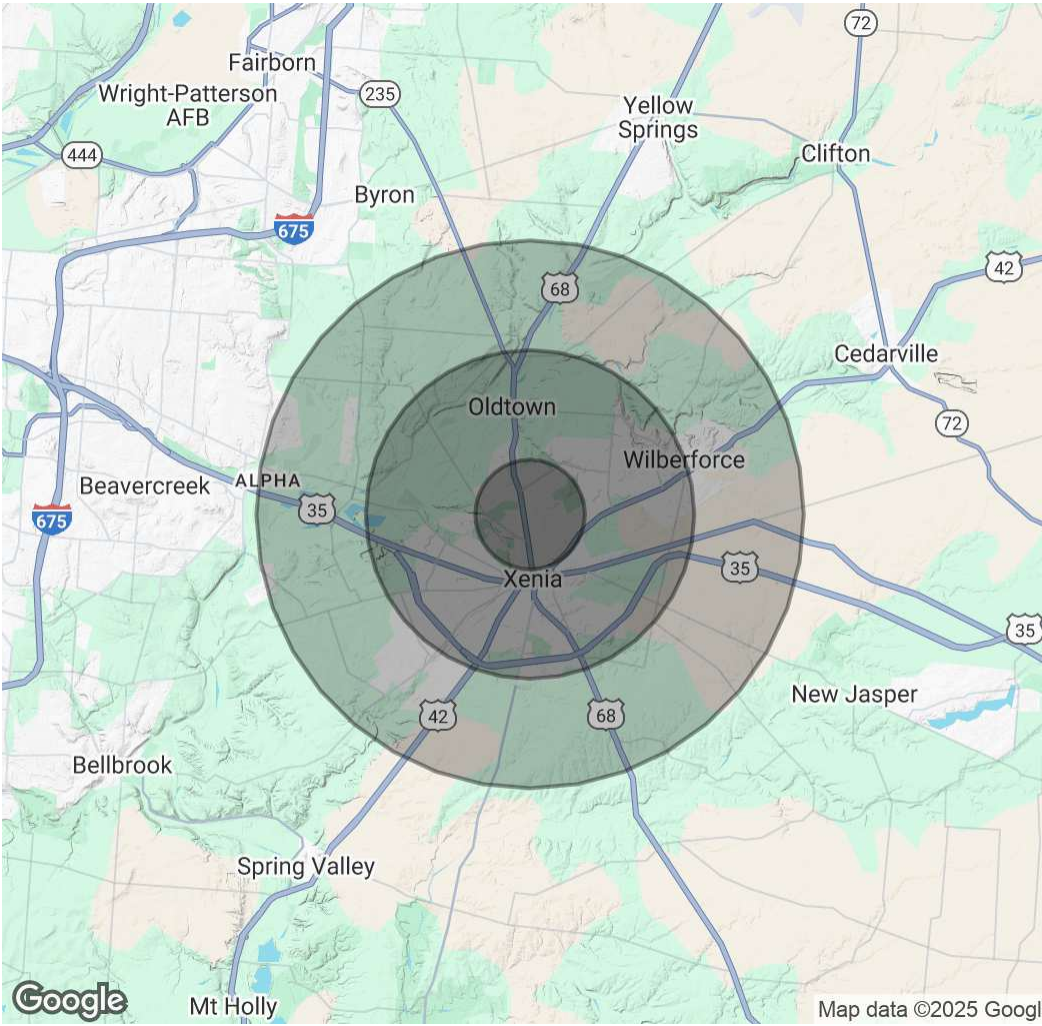
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,192	25,154	37,482
Average Age	45	41	40
Average Age (Male)	43	40	39
Average Age (Female)	47	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,692	10,338	14,504
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$82,034	\$76,919	\$97,759
Average House Value	\$211,419	\$193,386	\$243,730

Demographics data derived from AlphaMap



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